

HENLEY-ON-THAMES TOWN COUNCIL

MIKE KENNEDY
Town Clerk



COUNCIL OFFICES
TOWN HALL
MARKET PLACE
HENLEY-ON-THAMES
OXFORDSHIRE RG9 2AQ

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Website: www.henleytowncouncil.gov.uk

COUNCILLORS ARE HEREBY SUMMONED TO ATTEND A MEETING OF THE PLANNING COMMITTEE

to be held on

TUESDAY 13 August 2013

AT 7.30 PM

in

**THE COUNCIL CHAMBER, TOWN HALL
HENLEY ON THAMES**

A handwritten signature in black ink that reads 'Mike Kennedy'.

Mr M W Kennedy
Town Clerk
7 August 2013

MEMBERSHIP: Chairman, Councillor D Hinke
Vice Chairman, Deputy Mayor Councillor M Akehurst (ex-officio)
Councillor D Clenshaw
Councillor Miss S Evans
Councillor Miss L Hillier
Councillor Mrs E Hodgkin
Councillor Ms L Meachin
Councillor Mr D Silvester
Mayor, Councillor Mr S Gawrysiak (ex-officio)

Members are reminded to sign the attendance book

AGENDA

1. **TO RECEIVE APOLOGIES FOR ABSENCE**

None received.

2. **TO RECEIVE DECLARATIONS OF INTEREST**

Members are hereby reminded that, under the provisions of sections 26-34 and Schedule 4 of the Localism Act 2011, a member with a disclosable pecuniary interest of which they are aware in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent. A member with a disclosable pecuniary interest in any matter must withdraw from the room or chamber where a meeting is being held whenever it becomes apparent that the matter is being considered at that meeting, unless he/she has obtained a dispensation from the council; and not seek improperly to influence a decision about that matter

3. **PUBLIC PARTICIPATION**

TO RECEIVE questions or statements from members of the Public. The following rules shall apply:

- You may ask questions or make a statement on any item included on the agenda. The session, which is also open to Councillors who may have a personal and prejudicial interest on any item included on the agenda, will last for a period of up to 10 minutes (but capable of being extended at the Chairman's discretion).
- Questions from the town's residents will take priority, followed by property owners, businesses and then non-residents.
- All speeches shall last for no more than 2 to 3 minutes.
- If there are no statements or questions, or if all statements have been made or questions asked before the period of time allotted, the meeting will start to consider the remainder of its business. No further public questions or statements will be entertained at that meeting.
- If an answer to a question cannot be given at the meeting the Chairman may, at his/her discretion, arrange for a written answer to be given.
- The Chairman of the meeting will have complete discretion as to the order in which questions are taken and statements made. Supplementary questions may be asked at the Chairman's discretion.
- The Chairman of the meeting may rule that any public remarks are not appropriate and will not be accepted; for example if they are defamatory, frivolous or offensive. In such an instance the Chairman may disallow a question or statement or cut short a statement or discussion, or disqualify any member of the public from continuing to speak.
- Questions which require the disclosure of exempt or confidential information will not be answered.
- The Chairman of the meeting's interpretation of this procedure shall not be questioned and his/her ruling on any questions relating to this procedure shall be final.

4. **MINUTES**
TO APPROVE the Minutes of the Meeting of the Planning Committee held on 23 July 2013.
5. **PLANS (amended)**
- P13/S1649/A** **Halifax Plc, 48 Bell Street** (Other – North Ward – JB, EH)
 New brandmark to replace individual letters – fascia retained. New hanging sign and ATM tablets to replace existing like for like (as amended by drawing number 50961587 AR01-00 A accompanying e-mail from agent dated 17 July 2013).
 For: Mr M Carroll, Lloyds Banking Group
- HTC Observation: 05.07.13 – **Recommend Refusal. The Committee reiterate the view of the Conservation Officer on the South Oxfordshire District website. The proposed use of materials and size of sign are inappropriate for the location.**
- P13/S1369/FUL** **Henley Rugby Club, Dry Leas, Marlow Road** (Minor – North Ward – JB, EH)
 Proposed change of use from car parking bays to hand car wash (as clarified by noise survey accompanying Agents email dated 10 July 2013).
 For: Mr S Edwards
- HTC Observation 17.06.13 - **Recommend Refusal of the application until a professional Acoustic Report has been produced and clarification of the term “hand car wash” has been received. It is understood that the application involves a noisy compressor, generator and jet.**
- P13/S1822/FUL** **Land R/O 2 Farm Road,** (Minor – South Ward – JW, WH)
 Erection of 2 x 2 bed semi detached houses with parking (as amended by drawing 2487 B received on 18th July 2013)
 For: Jamie Smith Estates Ltd
- HTC Observation 26.07.13 - **Recommend Refusal. Suggest a holding objection until the concerns raised by the Officers, e.g. contaminated land and Highways issues have been resolved.**
- P13/S1853/FUL** **25 Duke Street** (Minor – North Ward – JB, EH)
 Installation of new shop front (amended plans received 29th July 2013)
 For: Mr P Messenger / Coffee Snobs Ltd
- HTC Observation 26.07.13 – **Recommend Refusal. Applicant should be asked to look at the shop front design guidance.**

6. **PLANS (new)**
P13/S1745/HH **33 Manor Road** (Other – South Ward – JW, WH)
Erection of single storey front extension.
For: Mr O Quinn
- P13/S1870/LB** **Mercers, 50A Bell Street,** (Other – North Ward – JB, EH)
New hanging sign and replacement of existing plaque with new plaque both on the frontage.
For: Mr P Hopkins
- P13/S1875/LB** **Mercers, 50A Bell Street** (Other – North Ward – JB, EH)
New hanging sign and replacement of existing plaque with new plaque both on the frontage.
For: Mr P Hopkins
- P13/S1911/A** **Waitrose Ltd, 33 Bell Street** (Other – North Ward – JB, EH)
Display of four non-illuminated sets of green 'Waitrose' lettering on the building.
For: Mr J Lewis, John Lewis Group
- P13/S2297/FUL** **Waitrose Ltd, 33 Bell Street** (Minor – North Ward – JB, EH)
Installation of external horticulture units to front of the store and associated works.
For: Mr M Sinfield, Waitrose Ltd
- P13/S2031/HH** **43b St Andrews Road** (Other – South Ward – JW, WH)
Erection of two storey rear extension and part two single storey front extension and garage extension.
For: Mr & Ms N Angelou
- P13/S2075HH/** **8 Lauds Close** (Other – North Ward – JB, EH)
Proposed external timber cladding and sand/cement render.
For Mr M Hatlee
- P13/S2103/HH** **41b St Andrews Road** (Other – South Ward – JW, WH)
Erection of first floor front extension over existing porch and single storey rear extension.
For: Miss K Powell
- P13/S2169/HH** **34 Kings Road** (Other – North Ward – JB, EH)
Loft conversion with two pitched roof dormers to rear and elevation rooflights to front.
For: Mr J Nilsson

- P13/S2193/FUL** **Café Nero, 44 Bell Street** (Minor – North Ward – JB, EH)
Retrospective application for new rear decking area.
For: Mr A Jonika, Cafe Nero
- P13/S2194/LB** **Café Nero, 44 Bell Street** (Other– North Ward – JB, EH)
Proposed new rear decking area. (Works already carried out.)
For: Mr A Jonika, Cafe Nero
- P13/S2196/HH** **3 Chilterns End Close** (Other – North Ward – JB, EH)
Proposed single storey side extension.
For: Mrs E Heppenstall
- P13/S2205/HH** **Old Ship House, Wharfe Lane** (Other- North Ward – JB, EH)
Demolition of existing single garage and brick wall.
Proposed new brick and flint wall, new parking spaces and various external works.
For: Mr B Laithwaite
- P13/S2206/LB** **Old Ship House, Wharfe Lane** (Other- North Ward – JB, EH)
Demolition of existing single garage and brick wall.
Proposed new brick and flint wall, new parking spaces and various external works.
For: Mr B Laithwaite
- P13/S2241/HH** **15 Nicholas Road** (Other – North Ward – JB, EH)
Proposed single storey front and rear extensions.
For: Mr & Mrs A Balchin
- P13/S2277/HH** **92 Vicarage Road** (Other – South Ward – JW, WH)
New front porch and bay window, single and two storey rear extension.
For: Mr & Mrs S Tomkins
- P13/S2285/FUL** **1 Nicholas Road** (Minor – North Ward – JB, EH)
Proposed sub-division of existing dwelling to create an additional dwelling. Erection of first floor side extension to existing dwelling.
For: Mr D Hawkins
- P13/S2315/HH** **44 Gravel Hill** (Other – South Ward – JW, WH)
Erection of two storey rear extension and single storey rear extension to link outbuilding with main house.
For: Mr A Campbell

P12/S2351/HH **17 Wilson Avenue** (Other – South Ward – JW, WH)
Removal of existing flat roof to single storey rear extension and build replacement pitched roof.
Erection of single storey side extension.
For: Mr & Mrs A Stevens

P13/S2179/PDO **12 – 16 Market Place** (Permitted Development – North Ward – JB, EH)
Change of use from B1(a) offices to C3 dwelling houses.
For: Cranstreet Ltd

8. **DECISION NOTICES** (Papers attached)
TO RECEIVE AND NOTE the decision notices received from SODC.

9. **OBJECTIONS / CALL IN APPLICATIONS**
TO DECIDE which Councillor is to speak at District Council in the event of an objection.

10. **INFORMATION ONLY**
Plans for information only relate to minor alterations to planning applications that have already been considered by this Committee and which in the opinion of the Planning Officer will make no significant difference to the outcome of the decision.
P13/S1465/HH **Windrush, Elizabeth Road**
P13/S1874/FUL - **72A St Marks Road.**

11. **PROGRESS REPORT** (Papers Attached)
TO RECEIVE AND DISCUSS the Progress Report.

12. **PROPERTY NAMING** (Papers Attached)
TO RECEIVE AND NOTE Conversion of existing double garage and workshop to habitable accommodation to be known as: The Annexe, Assendon House, Fairmile , Henley on Thames, RG9 6AD

13. **APPEAL NOTIFICATION** (Papers attached)
TO RECEIVE AND NOTE Planning Appeal Notification.
P12/S3010/A & P12/S3012/LB 2496 Kenton Theatre, 19 New Street.
Planning Appeal Notification dated 3rd July 2013. Appeal ends 14th August 2013.

14. **PARROTS YARD PROPOSED DEVELOPMENT** (Papers attached)
TO RECEIVE AND NOTE the notes of the informal meeting with Jeffrey Charles Emmitt, appointed developers of Parrots yard, to discuss issues arising from previous withdrawn application.

jb

7 August 2013

DECISION NOTICES – 13th August 2013
(Papers available in Information Centre)

PLANNING PERMISSION IS GRANTED

- P13/S0624/HH** **6 Clarence Road**
Proposal: Erection of rear conservatory (as amended by agents letter dated 24/05/2013 and drawings PE-005A, PE-004A, PE-003A)
HTC observation: 23.04.13 - **This Committee requests a Holding Application be put in place on this application until the applicant contacts Thames Water and deals with their requirements.**
- P13/S0723/FUL** **Horse and Groom, 40 New Street**
Proposal: Change of use of the public house to a dwelling. Demolition of existing rear extension and outbuildings. Erection of single storey rear extension. Internal and external alterations. (as amended by agents email dated 01/05/2013 and revised drawing 895.03 Rev B)
HTC observation: 16.04.13 - **Recommend Approval subject to Conservation Officer approval and the frontage of the pub remaining part of the street scene.**
- P13/S0746/HH** **61 Harpsden Road**
Proposal: To change the front porch – from aluminium windows and an aluminium front door to double upvc Victorian sash windows and a composite front door with brick surrounding. To change upstairs front 2 windows from aluminium to upvc Victorian sash windows. Replace formed block front wall with brick,
HTC observation: 11.06.13 - **Recommend Refusal due to use of inappropriate materials in an Art.4 Conservation Area – Request that applicant be asked to use wood.**
- P13/S1042/HH** **Cleave Cottage, 2A St Marks Road**
Proposal: Replacement of 4 front facing windows including replacement fascia and soffits.
HTC observation: 21.05.13 - **Recommend Refusal. The Committee noted UPVC materials are unsuitable for use on a front facing aspect in a Conservation Area.**
- P13/S1254/HH** **2 Niagara Road**
Proposal: New pitched roof.
HTC observation: 11.06.13 – **Recommend Approval.**
- P13/S1291/HH** **27 Western Road**
Proposal: Erection of two storey extension to front elevation, two and single storey extension to rear elevation and conversion of existing garage to habitable room,
HTC observation: 21.05.13 - **Recommend Approval.**

<p>P13/S1476/HH Proposal:</p> <p>HTC observation:</p>	<p>Lucknow, Elizabeth Road Erection of extension to garage with increase in height to facilitate accommodation in roof space, conversion of existing garage to games room and erection of single storey side extension (resubmission of refused application P13/S0095/HH)</p> <p>11.06.13 - Recommend Approval.</p>
<p>P13/S1384/FUL Proposal:</p> <p>HTC observation:</p>	<p>8A First Floor Flat, Duke Street Change of use from former retail storage area on first floor to a one bedroom flat. Replacement windows in UPVC to match existing second floor window.</p> <p>11.06.13 Recommend Approval but please note the Health and Housing report regarding rear air intake into the flat.</p>
<p>P13/S0607/HH Proposal:</p> <p>HTC observation:</p>	<p>15 Gainsborough Road Single storey rear extension.</p> <p>11.06.13 Recommend Approval but any neighbours views should be considered.</p>
<p>P13/S1347/HH Proposal:</p> <p>HTC Observation:</p>	<p>Cleve Cottage, 24a St Marks Road Paint brickwork on ground floor of front elevation to match first floor.</p> <p>11.06.13 Recommend Approval.</p>
<p>P13/S1354/FUL Proposal:</p> <p>HTC observation:</p>	<p>Videcom House, Newtown Road Erection of entrance lobby vestibule, relocation of a/c unit, bike parking, smoking shelter and bin store behind screen wall. Revisions to parking layout and hard and soft landscaping. First floor extension to provide washroom facilities and kitchen / canteen facilities.</p> <p>11.06.13 Recommend Approval as the application will improve the area.</p>
<p>P13/S1410/FUL Proposal:</p> <p>HTC observation:</p>	<p>1 Bowling Court (Minor – North Ward – JB, EH) To replace the existing timber fire escape serving the old converted house (flats 1, 2 & 3 together with communal facilities).</p> <p>11.06.13 Recommend Approval.</p>
<p>P13/S1507/HH Proposal:</p> <p>HTC observation:</p>	<p>23 Manor Road (Other - South Ward – JW, WH) Single storey front, single and rear extensions.</p> <p>11.06.13 Recommend Approval.</p>

P13/S1455/EX **95a St Marks Road**
Proposal: Application to extend the time limit of planning permission P10/E0469, 'Ground floor extension to side and rear (part demolition of existing extension)'.
HTC observation: 02.07.13 **Recommend Approval.**

LISTED BUILDING CONSENT

P13/S0724/LB **Horse & Groom, 40 New Street**
Proposal: Change of use of the public house to a dwelling. Demolition of existing rear extension and outbuildings. Erection of single storey rear extension. Internal and external alterations. (as amended by agents email dated 01/05/2013 and revised drawing 895.03 Rev B)
HTC observation: 16.04.13 - **Recommend Approval subject to Conservation Officer approval and the frontage of the pub remaining part of the street scene.**

P13/S0852/LB **Zizzi 21 -23 Hart Street**
Proposal: Installation of 1 x replacement non illuminated projected sign.
HTC observation: 16.04.13 - **Recommend Approval, but this Council request that the history of the building be acknowledged on the new signage.**

P13/S0874/RLB **Bull Courtyard, Bell Street**
Proposal: Re-instatement and upgrading of original bedroom door. Installation of two panel fire doors. (Retrospective).
HTC observation: 16.04.13 - **Recommend Refusal. This Council requests that the Conservation Officer carry out a thorough inspection of the building.**

P13/S1325/LB **Rupert House School, 90 – 92 Bell Street**
Proposal: Refurbishment of existing coal shed area and alterations.
HTC observation: 11.06.13 - **Recommend Approval.**

P13/S1389/LB **Oxford Lodge, 41 Northfield End**
Proposal: Replacement of defective timber beams over archway, Replacement of defective plates in external wall.
HTC observation: 11.06.13 - **Recommend Approval.**

P13/S1440/LB **10 Market Place**
Proposal: Adaption to and upgrading of existing lavatories, all as part of refurbishment of ground floor restaurant.
HTC observation: 11.06.13 - **Recommend Approval but would like this committees concerns that the end use of this building will be for more than just a restaurant be taken into account for future monitoring.**

CONSENT TO DISPLAY ADVERTISEMENTS

P13/S0850/A **Zizzi, 21 – 23 Hart Street**
Proposal: **Display of 1 x replacement non illuminated projected sign**
HTC observation: **16.04.13 - Recommend Approval, but this Council request
that the history of the building be acknowledged on the
new signage.**

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

P13/S1613/LDP **Land at 3 Parkside**
Proposal: **Erection of a single storey rear extension.**
HTC observation: **noted.**

Minute No	Subject	Progress
Full Council Meeting request (09.08.11)	Bollards on West Street	<p>Councillor Nimmo-Smith has requested Oxfordshire County Council remove the Bollards, restore the block paving and refund any monies to Mr Bastian of West Hill House, 39 West Street.</p> <p>16.08.11 Cllr Hinke has contacted SODC Planning Enforcement Officer and the Conservation Officer regarding this matter and they both support Henley Town Council's objections and clarify that these bollards are illegal as planning permission has not been sort and will take enforcement action to have the bollards removed.</p> <p>23.08.11 this item has now been referred to Town and Community Committee for further consideration at meeting 20.09.11</p> <p>18.10.11 This item is now being dealt with by South Oxfordshire District Council Enforcement Officer. Councillor Hinke to supply verbal update at meeting.</p> <p>06.12.11 This item is now in the hands of the Enforcement Officer of South Oxfordshire District Council who are dealing with the case and all contact with Mr Bastian.</p> <p>24.01.12 on going - Awaiting retrospective Planning Permission from OCC</p> <p>06.08.13 Update. Cllr D Hinke emailed SODC requesting progress. Cllr Nimmo-Smith contacted OCC .- Awaiting reply.</p>
06.08.13	On the grade 2 listed flint walls of the Cattery hangs a plastic banner and firmly attached is a large metal information board.	06.08.13 – SODC have written to the owners of the Brick and flint wall requesting they comply with the planning regulations for a Grade II listed wall.
06.08.13	letter for the Enforcement Enquiry at Oxfam Shop 26 Market Place.	06.08.13 SODC Tim Small Senior Enforcement Officer (Planning) has written to Oxfam requesting they comply with the Planning regulations for a Listed building and in a conservation area
06.08.13	Removal of front boundary wall at 24 St Andrews Road, Henley. 08.05.13 - Appeal Decision wall to be reinstated.	<p>06.08.13 SODC Now re-established contact with the owner of the property and their chosen representative.</p> <p>At their request a site meeting has been arranged after 07.08.13 so that discussions may be held on the options available and progress the matter further. SODC to update HTC at a later date</p>

PROGRESS REPORT –13th August 2013
PLANNING COMMITTEE

06.08.13	Signage on side wall of Bunkers Opticians	06.08.13 SODC Enforcement Officer has written to Bunkers Opticians requesting they comply with the Planning regulations for a Listed building and in a conservation area. SODC are awaiting compliance from Bunkers
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Jacqui Brazil

From: Louise Hastings on behalf of enquiries
Sent: 03 July 2013 09:52
To: Jacqui Brazil
Subject: FW: Conversion of existing double garage and workshop to habitable accommodation to be known as: The Annexe, Assendon Houser, Fairmile, HENLEY-ON-THAMES RG9 6AD
Attachments: The Annexe.pdf

From: Sally-Anne Worsley [<mailto:Sally-Anne.Worsley@southandvale.gov.uk>]
Sent: 03 July 2013 08:56
To: Sally-Anne Worsley
Subject: Conversion of existing double garage and workshop to habitable accommodation to be known as: The Annexe, Assendon Houser, Fairmile, HENLEY-ON-THAMES RG9 6AD

Dear Sir/Madam,

For your information and records the above conversion has been named as above and as shown on the attached plan.

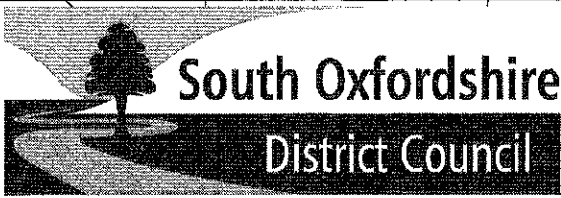
Kind regards
Sally Worsley

Sally-anne Worsley
Data Monitoring Manager

HR, IT and Customer Services
South Oxfordshire District Council
Council Offices
Benson Lane
Crowmarsh Gifford
WALLINGFORD
OX10 8AZ

Vale of White Horse District Council
Abbey House
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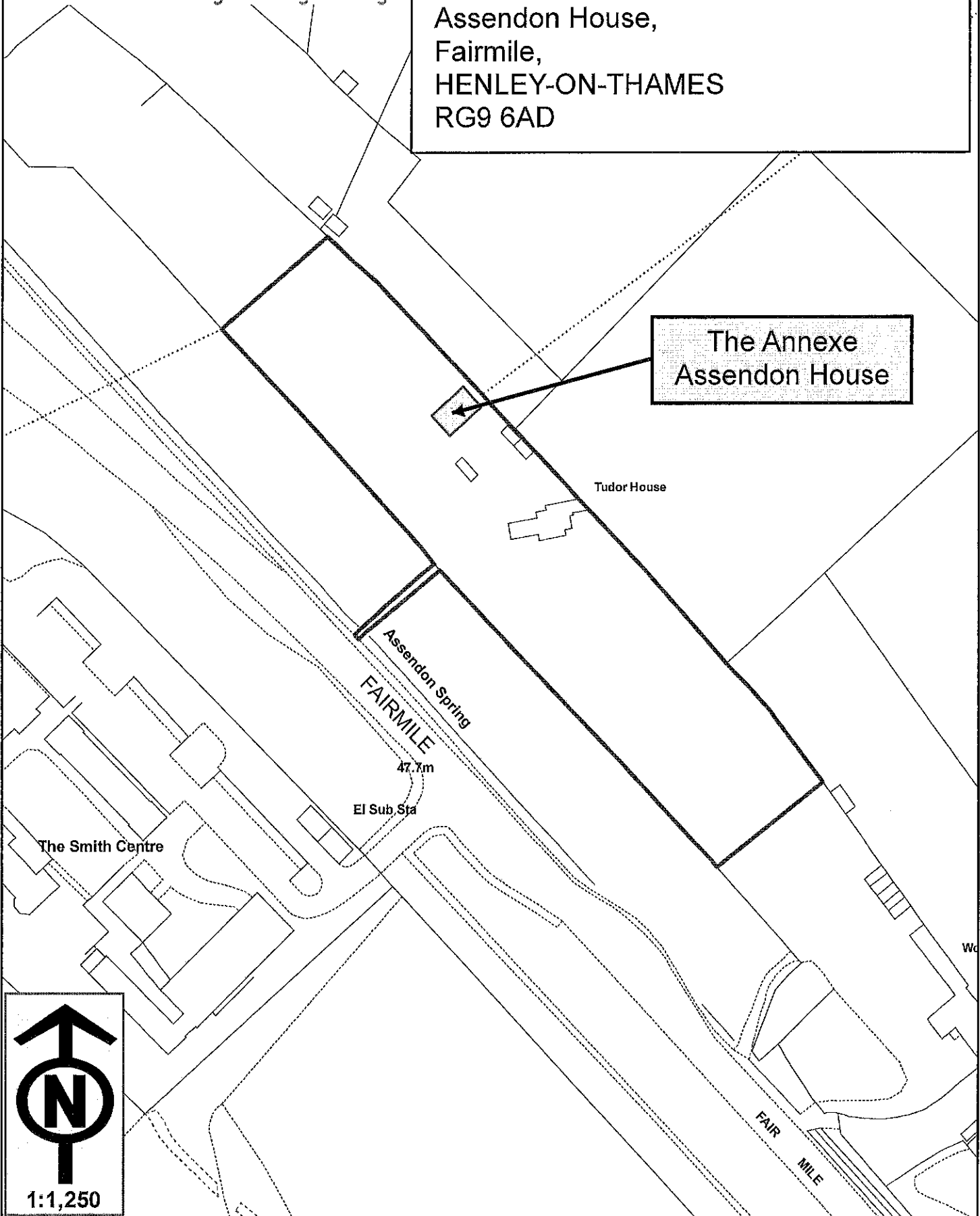


Listening Learning Leading

Conversion of existing double garage and workshop to habitable accommodation to be known as :

The Annexe,
Assendon House,
Fairmile,
HENLEY-ON-THAMES
RG9 6AD

The Annexe
Assendon House



Report to a meeting of the Planning Committee to be held on Tuesday 13 August 2013

APPEAL NOTIFICATION – Kenton Theatre, 19 New Street

1. **Detailed Consideration**

- 1.1 An Appeal has been made to the Planning Inspectorate in respect of the under mentioned application:

Location: Kenton Theatre, 19 New Street, Henley-on-Thames

Application No: P12/S3010/A

Appeal Reference: APP/Q3115/H/2199452

Appeal Start Date: 3 July 2013

Development: Internally illuminated double sided aluminum projecting sign.

Applicant: Kenton Theatre C/O Concept Sign and Display.

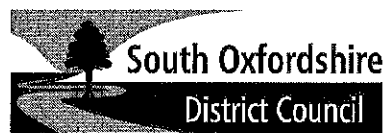
- 1.2 The appeal, which follows South Oxfordshire District Council's refusal of planning permission, will be determined by the written representations procedure.
- 1.3 Copies of the District Council's reasons for refusing permission and the appellant's grounds for appeal are attached.
- 1.4 When the original application was considered by Committee on 10 January 2013, Members recommended **Recommend Refusal as the proposed signage contravenes the Conservation Area policies:- CON 3, CON 8 and EP3. Specifically the effect of the oversized sign on the character of the building, the sign is internal illuminated and is not made of natural materials and would have an adverse effect on neighbours by lighting up what is a residential street.**

2. **Recommendation**

- 2.1 That the Appeal be noted.

Planning

HEAD OF SERVICE : Adrian Duffield



Listening Learning Leading

Henley-on-Thames Town Council
c/o Mr Mike Kennedy
Council Offices
Town Hall
Market Place
RG9 2AQ

CONTACT OFFICER : Mrs J Matthews

planning.appeals@southoxon.gov.uk
Tel : 01491 823270 Fax : 01491 823746
Textphone: 18001 01491 823270
Benson Lane Crowmarsh Gifford
Wallingford OX10 8NJ

17 July 2013

Ref: P12/S3010/A

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) NOTIFICATION OF ADVERTISEMENT APPEAL

Location: Kenton Theatre 19 New Street Henley-on-Thames Oxfordshire RG9 2BS

Development : Internally illuminated double sided aluminium projecting sign.

Appellants name : Kenton Theatre

Appeal reference number : APP/Q3115/H/2199452

Appeal start date: 3rd July 2013

I am writing to let you know that an appeal has been made to the Secretary of State against this Council's decision to refuse consent for the display of the above advertisements.

This appeal will be decided by the Inspector who will review the written representations from the appellant and the council. The Inspector will visit the site as well before making a decision.

I will forward all the comments received from third parties during the application process to the Planning Inspectorate. You can also make further comments on this appeal by:

- writing to The Planning Inspectorate, Room **3/10a Wing**, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN
- online at the planning portal website www.planningportal.gov.uk/planning/appeals

You should quote the appeal reference number and enclose 3 copies of your letter. You must submit your comments by **14th August 2013** for them to be taken into consideration. The Planning Inspectorate will not acknowledge your comments but will

make sure they reach the Inspector.

You can keep track of progress on this appeal on the Planning Portal website at www.planningportal.gov.uk/planning/appeals. The decision will also be published here too. The Planning Inspectorate has produced a 'Guide to Taking Part in Planning Appeals'. This is also available on the planning portal website.

Yours faithfully



Appeals Assistant
for the Planning Appeals and Enforcement Manager

Report to a meeting of the Planning Committee to be held on Tuesday 13 August 2013

APPEAL NOTIFICATION – Kenton Theatre, 19 New Street

1. **Detailed Consideration**

- 1.1 An Appeal has been made to the Planning Inspectorate in respect of the under mentioned application:

Location: Kenton Theatre, 19 New Street, Henley-on-Thames

Application No: P12/S3012/LB

Appeal Reference: APP/Q3115/H/2199557

Appeal Start Date: 3 July 2013

Development: Internally illuminated double sided aluminum projecting sign.

Applicant: Kenton Theatre C/O Concept Sign and Display.

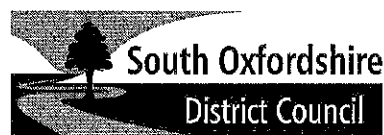
- 1.2 The appeal, which follows South Oxfordshire District Council's refusal of planning permission, will be determined by the written representations procedure.
- 1.3 Copies of the District Council's reasons for refusing permission and the appellant's grounds for appeal are attached.
- 1.4 When the original application was considered by Committee on 10 January 2013, Members recommended **Recommend Refusal as the proposed signage contravenes the Conservation Area policies:- CON 3, CON 8 and EP3. Specifically the effect of the oversized sign on the character of the building, the sign is internal illuminated and is not made of natural materials and would have an adverse effect on neighbours by lighting up what is a residential street.**

2. **Recommendation**

- 2.1 That the Appeal be noted.

Planning

HEAD OF SERVICE : Adrian Duffield



Listening Learning Leading

Henley-on-Thames Town Council
c/o Mr Mike Kennedy
Council Offices
Town Hall
Market Place
RG9 2AQ

CONTACT OFFICER : Mrs J Matthews

planning.appeals@southoxon.gov.uk
Tel : 01491 823270 Fax : 01491 823746
Textphone: 18001 01491 823270
Benson Lane Crowmarsh Gifford
Wallingford OX10 8NJ

17 July 2013

Ref: P12/S3012/LB

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) NOTIFICATION OF PLANNING APPEAL

Location: Kenton Theatre 19 New Street Henley-on-Thames Oxfordshire RG9 2BS

Development : Internally illuminated double sided aluminium projecting sign.

Appellants name : Kenton Theatre

Appeal reference number : APP/Q3115/E/13/2199557

Appeal start date: 3rd July 2013

I refer to the above appeal. I am writing to let you know that an appeal has been made to the Secretary of State against the Council's decision to refuse the above listed building consent application.

This appeal will be decided by the Inspector reviewing written representations from the appellant and the council. They will visit the site as well before making their decision.

I will forward all the comments received from third parties during the application process to the Planning Inspectorate. If you wish to withdraw your comments, so they are not considered as part of the appeal, you need to send a request to the Planning Inspectorate within 6 weeks of the appeal's starting date.

You can also make further comments on this appeal, or request to be notified of the date of the Inspector's visit by:

- writing to The Planning Inspectorate, Room **3/10a Wing**, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN
- online at the planning portal website www.planningportal.gov.uk/planning/appeals

You should quote the appeal reference number and enclose 3 copies of your letter. You must submit your comments by **14th August 2013** for them to be taken into consideration. The Planning Inspectorate will not acknowledge your comments but will make sure they reach the Inspector.

You can keep track of progress on this appeal on the Planning Portal website at www.planningportal.gov.uk/planning/appeals. The decision will also be published here too. The Planning Inspectorate has produced a 'Guide to Taking Part in Planning Appeals'. This is also available on the planning portal website.

Yours faithfully



Appeals Assistant
for the Planning Appeals and Enforcement Manager

**Informal Notes of a meeting with Jeffery Charles Emmett,
Planning & Development Consultancy
held at the Town Hall on Thursday 1st August 2013**

Present : Mr Jeff Lowe - JCE
Mr Peter Emmett - JCE
Cllr D Hinke - HTC
Cllr S Evans - HTC
Cllr M Akehurst – HTC
Mr M Kennedy – Town Clerk
Ms J Brazil – Administrator, Planning

**Re: Demolition of outbuildings. Erection of 2 dwellings. Parrots Yard, Land to the rear of
The Chocolate Theatre Café, Thameside, Henley on Thames, RG9 1BH**

Members of the Planning Committee met for an informal meeting with Mr Lowe and Mr Emmett from Jeffery Charles Emmett to discuss redevelopment of Parrots Yard, Friday Street, Henley on Thames.

Mr Lowe explained the desire of their client to redevelop for residential purposes the brown-field site at Parrots Yard, and the new proposal they were planning to submit.

The previous submission had been refused on grounds of design and overdevelopment. Consequently JCE wished to discuss the preliminary redesign with the Council, SODC and neighbours to work with them and make the redevelopment as acceptable to all as possible.

It was noted that the refusal of the original application has raised concerns over the contemporary style and design of the plan as well as the number and location of the dwellings. Friday Street is in the heart of Henley's conservation area and Parrots Yard is surrounded by medieval listed buildings which have shallow foundations and the works need to take this into account.

Mr Emmett confirmed the developers had taken this into account and the proposal would have foundations of piling and boarding and parking area would be gravel to maintain water drainage as this area is considered under flood risk by the Environment Agency.

The site may be of archaeological significance and the investigation of any water courses was agreed.

After the objections from the previous proposal. The following changes have been made:

- The proposal has now reduced to 2 dwellings.
- The proposal has now been re-sited away from the existing properties and issues of loss of light had been addressed. The new development would now be 5 metres away from the boundary.
- The new development has lowered the height of the windows reducing the concerns of 'overlooking' of existing neighbouring properties.

- The Roof lights are situated above eye level and are only to supply light to the dwellings.
- Car parking had been reduced to a total of 8 spaces.
- Trees in the location would be protected.
- Access to the site would be via Friday Street and discussions with Highways would take place.
- Due to the issues of flooding the floor level of the proposed properties would be raised by a further 55cms.
- The developers would work with the Conservation Officer on all aspects of design.
- Neighbours on Friday Street would be invited to a meeting to discuss the proposal and any concerns they have will be addressed by the developers at the meeting.
- The Developer will produce a 3 dimensional model site plan to help neighbours and the planners to visualise the proposal.
- The new design will be of traditional materials and in keeping with the surrounds in both design and build.
- It was confirmed materials to be used were slate, low pitch, Flash and Bond design, Lime mortar and a possible Band Coursing would make up part of the design.
- It was confirmed the windows would be sash in design and painted timber in construction.